



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
March 24, 2015
REGULAR MEETING**

Agenda #		Action or Direction
I	Call to Order	Chair Wood called the meeting to order at 6:00 pm.
II	Roll Call	All present
1	Election of the following officers: 1. Planning and Zoning Commission Chair 2. Planning and Zoning Commission Vice-Chair	Chris Wood elected Chair. Kenneth Ehlers elected Vice Chair.
III	Chairperson's Opening Remarks	Chair Wood - opening remarks
IV	30 Minute Citizen Comment Period	No Citizen comments
2	Presentation and discussion of the 10 year Capital Improvement Program.	Laurie Moyer, Director of Engineering/CIP Department gave an overview of the Capital Improvements Program and schedule.
3	<u>Consent Agenda</u> Consider approval of the minutes of the Regular Meeting on February 24, 2015.	Approved on consent 9-0
4	PC-14-32_03 (The Retreat on Willow Creek Phase 4) Consider a request by Master Plan Consultants on behalf of Preferred Development Partners, LTD., for approval of a Final Plat for approximately 24.417 acres, more or less, out of the JM Veramendi Survey No.1, establishing The Retreat on Willow Creek Phase 4 located west of Hunter Road and south of Stagecoach Trail..	Approved on consent 9 -0
		Continued on next page

5	<p><u>Public Hearing</u></p> <p><u>CUP-15-02 (La Fonda Restaurant)</u> Hold a public hearing and consider a request by Sergio Valadez for a renewal to an existing Conditional Use Permit (CUP) for the sale of beer and wine for on-premise consumption at 1208 S. IH 35.</p>	<p>Public hearing: No comments</p> <p>Approved 6-3 with the following conditions:</p> <ol style="list-style-type: none"> 1. The permit shall be valid for the life of the TABC license, provided standards are met, subject to the point system; and 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy. <p>Commissioners Kelsey, Garber and Stanfield dissenting.</p>
6	<p><u>CUP-15-03 (Japan Latino)</u> Hold a public hearing and consider a request by Wen Feng Lin on behalf of Japan Latino Sushi and Steak for the renewal of a Conditional Use Permit for the sale of mixed drinks for on premise consumption at 100 N Guadalupe.</p>	<p>Public Hearing: No comments</p> <p>The address posted on the agenda was incorrect therefore the Commission decided to extend the CUP until the next meeting so that the public be properly informed.</p> <p>Approved 9-0 for an extension until the next meeting upon which the item can be scheduled.</p>
7	<p><u>CUP-15-04 (Henry's Restaurant)</u> Hold a public hearing and consider a request by Cynthia Alvarez, on behalf of Henry's Restaurant, for renewal of a Conditional Use Permit to allow the continued sale of beer and wine for on-premise consumption at 102 Wonder World Drive, Suite 401.</p>	<p>Public Hearing: No comments.</p> <p>Approved 9-0 with the following conditions:</p> <ol style="list-style-type: none"> 1. The permit shall be valid for three (3) years, provided standards are met, subject to the point system; and 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.
8	<p><u>SCW-15-01 (Schlotzky's)</u> Hold a public hearing and consider a request by SM Hopkins Ltd. for a SmartCode Warrant to seek a deviation from Table 5.2 Building Configuration to allow a reduction in height below the 2-story limit for a proposed 1-story addition in a SmartCode-T5 Zoning District</p>	<p>Public Hearing: Daniel Campbell</p> <p>Approved 6-3 with the following conditions:</p> <ol style="list-style-type: none"> 1. The approval be based upon the submitted site plan for this specific building; 2. The Warrant approval shall be valid for the later of (i) 15 years or (ii) as long as the building is used exclusively for

		<p>Schlotzsky's</p> <p>3. A memorandum disclosing approval of the Warrant be recorded by the City in the Official Public Records of Hays County. Therefore, any subsequent owner will be on notice of the Warrant and, if and when occupancy changes, the building must be brought into compliance with the Code prior to new occupancy.</p> <p>Commissioners Kelsey, Garber, and Ramirez dissenting.</p>
9	<p>Development Services Report:</p> <p>a) Code SMTX update</p>	<p>Abby Gillfillan gave a brief update on Code SMTX and the Environmental Workshops.</p>
V	<p>Question and Answer Session with Press and Public.</p> <p><i>This is an opportunity for the Press and Public to ask questions related to items on this agenda.</i></p>	<p>There were no questions from the press and public.</p>
VI	Adjournment	Meeting adjourned at 7:56 p.m.